

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 14, 2022

BOARD MEMBERS PRESENT:

Carolyn White
Katie Pugel
Joe Harvey – arrived at 5:21
p.m.
John Bodenschatz

BOARD MEMBERS ABSENT:

Eni Kramar

MANAGEMENT REPRESENTATIVE:

Kim Encinas

CALL TO ORDER

The meeting was called to order at 5:17 P.M. by Kim Encinas at ICHA via zoom.

UNFINISHED/NEW BUSINESS

- A. **Electric Vehicle Charging** – Ryan Grady from Charge Harbor was present to discuss the program for installing electric vehicle charging stations and what SCE could possibly provide the Association with installation of the infrastructure. A motion was made, seconded and carried to have Management get the link from Ryan Grady to apply for the SCE program to get the process started. Motion carried 5/0.
- B. **General Session Minutes** – A motion was made, seconded and carried to approve the minutes from the October 17, 2022 General Session meeting. Motion carried 5/0.
- C. **September Financial Statement** – A motion was made, seconded and carried to accept the September 30, 2022 financial statement. Motion carried 5/0.
- D. **Light Maintenance** – A motion was made, seconded and carried to change the light maintenance checks with Eclipse Lighting from \$45.00 monthly to \$85.00 quarterly and save \$200.00/year. Motion carried 5/0.
- E. **Rain Gutter/Downspout Cleaning** - A motion was made, seconded and carried to approve the proposal from Prestige Roofing to clean the rain gutters/downspouts, for a cost of \$2,700.00, subject to matching the scope of work from Gale Force Property Maintenance. Motion carried 5/0.

- F. **Wooden Gate Repairs** – A motion was made, seconded and carried to postpone repair of the wooden gate at 11 Schubert and replacement of the wooden gate at 123 Schubert, so Management can see what it might cost to replace the one gate with a PVC gate. Motion carried 5/0.

- G. **Draft Review** – A motion was made, seconded and carried to approve the draft review that was prepared by Inouye, Shively, Klatt & McCorvey, C.P.A., LLP, so the final review can be sent out to the membership. Motion carried 5/0.

- H. **Additional Agenda Items** – The Board requested Management include deck inspections/cleaning on the January 9, 2023 agenda.

- I. **Next Board Meeting** – A motion was made, seconded and carried to not hold a December meeting and hold the next meeting on Monday, 1/9/23 at 5:15 P.M. Motion carried 5/0.

HOMEOWNER FORUM

A homeowner was present to explain that the elbow to the rain gutter/downspout by his unit needs repair, because when it rains hard, the water gushes down his window instead of into the gutter.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:33 P.M.

ACCEPTED: *Joe Harvey* DATE: 01/11/2023